

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

October 26, 2015



Case # 2131 – 818 Cole Street



LEGAL DESCRIPTION: Ursuline, Lot 22 & 23

STRUCTURE(S): residential

PROPERTY OWNER(S): Cortez Henry Sr

**LIENHOLDER(S)/
MORTGAGEE(S):** none

ACTIVE UTILITIES: yes no **DISCONNECTED ON:** October 2011

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID: 45771

IMPROVEMENT VALUE: n/a

YEAR BUILT: 1940

SF OF LIVING AREA: 912

CURRENT OWNER SINCE: n/a

PROPERTY TAXES OWED: \$0

BACKGROUND:

- Fire Marshal reported the structure to the Chief Building Official with concerns in November 2014.
- Notices that the property had an electrical hold on it from the Chief Building Official were mailed to the property owner on November 13, 2014
- The owner never contacted the building official to see what is needed to repair and get utilities on.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission were mailed to the property owner on August 5, 2015 and September 16, 2015.

ATTACHMENTS:

1. staff recommendation
2. pictures
3. dangerous structures survey reports

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



October 26, 2015

Case #: 2131

Building Address: 818 Cole Street

Record Owner(s): Cortez Henry Sr

The City's Chief Building Official has requested this Commission hearing to discuss the building on this property, and all legal notices of the hearing were provided to record owners, lienholders, and mortgagees. They were also notified that if they wanted to repair the building they needed to meet with City staff and come to the hearing with a detailed plan for repairs, including cost estimates. Based on the surveys, reports, photographs, and other evidence provided to the Commission, the City recommends that the Commission find the building unsafe based on the standards set forth in Bryan Code of Ordinances Section 14-224 subsection(s):

- 1) The building, structure, or any part thereof is likely to partially or fully collapse.
- 2) The structure or any part thereof was constructed or maintained in violation of any provision of the City's Building Code, or any other applicable ordinance or law of the city, county, state or federal government.
- 3) One or more walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third or its base.
- 4) The foundation or the vertical or horizontal supporting members are twenty five percent (25%) or more damaged or deteriorated.
- 5) The non supporting coverings of walls, ceilings, roofs, or floors are fifty percent (50%) or more damaged or deteriorated.
- 6) The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used.
- 7) The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- 8) The structure or any part thereof has inadequate means of egress as required by the City's Building Code.
- 9) The structure does not have adequate light ventilation, or sanitation facilities as required by the City's Building Codes and Plumbing Code.

The City further recommends that the Commission find that:

- the accessory structure is unsecured and must be boarded up and/or fenced in such a manner to prevent unauthorized entry by a person, including a child, through missing or unlocked doors or windows or through other openings into the building.**
- the building and accessory structure may not be feasibly repaired in compliance with City ordinances.**

The City recommends that the Commission issue an order to the owner, lienholder, or mortgagee to:

- secure the accessory structure within 5 days.**
- demolish the building and accessory structure and remove the debris within 30 days.**

The City recommends that the Commission orders that the City may:

- disconnect water and electric utilities to the building; and**
- secure the structure, demolish the building and accessory structure and remove the debris in accordance with Chapter 14 of the City of Bryan's Code of Ordinances if the owner, lienholder, or mortgagee fails to comply with the Commission's order.**

PICTURES: 9-8-15



Front of House



Rotten bases on porch columns.



Missing dead front at electrical panel, out dated Meter can



Rotten exterior walls and damaged siding



More rot and exposed plumbing at exterior



Newer siding on East side is damaged/rotten



Rotten window sills- typical



Missing electrical light fixtures, cracks in sheetrock



Holes in walls at various locations



Ceiling finish damaged from roof leaks, surface mounted Romex wiring around door frame



Ceiling finish damaged from roof leaks



More ceiling damage and missing fixtures



Ceiling finish tiles removed, damaged fan



Window damaged, trash and debris



Kitchen – no electrical outlets



Dilapidated and unsecured accessory structure



Dangerous Structures Survey Report

Chief Building Official

Case # 2131

A. PROPERTY ADDRESS: 818 COLE STREET, URSULINE AVENUE ADDITION, LOT 22 & 23

B. SPECIFICATIONS: No. Rooms 6 No. Stories 1 No. Structures 2

STRUCTURAL USE

CONSTRUCTION

OCCUPANCY

Residential/Single Family
 Mixed Use
 Commercial
 Residential/Multi Family
 Accessory Structure(s)

Box
 Frame
 Masonry
 Mobile Home

Occupied
 Vacant
 Open (storage)

C. FINDINGS

01. The structure or a part thereof was constructed or maintained in violation of a provision of the City's building code, other applicable ordinance, state law, or federal law. Specifically, the following:

2009 IRC / 2011 NEC

Main structure? Accessory structure?

02. Any wall or other vertical structural members list, lean, or buckle to an extent that a plumbline passing through the center of gravity falls outside of the middle third of its base. Main structure? Accessory structure?

03. The foundation or the vertical or horizontal supporting members are materially damaged or deteriorated. Main structure? Accessory structure?

04. The non-supporting coverings of walls, ceilings, roofs, or floors are materially damaged or deteriorated. Main structure? Accessory structure?

05. The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used. Main structure? Accessory structure?

06. The structure or any part thereof has inadequate means of egress as required by the city's building code. Main structure? Accessory structure?

07. The structure is unsanitary, unfit for human habitation, or likely to cause sickness due to damage, deterioration, or inadequate design/construction. Specifically the structure does not meet the city's requirements for:

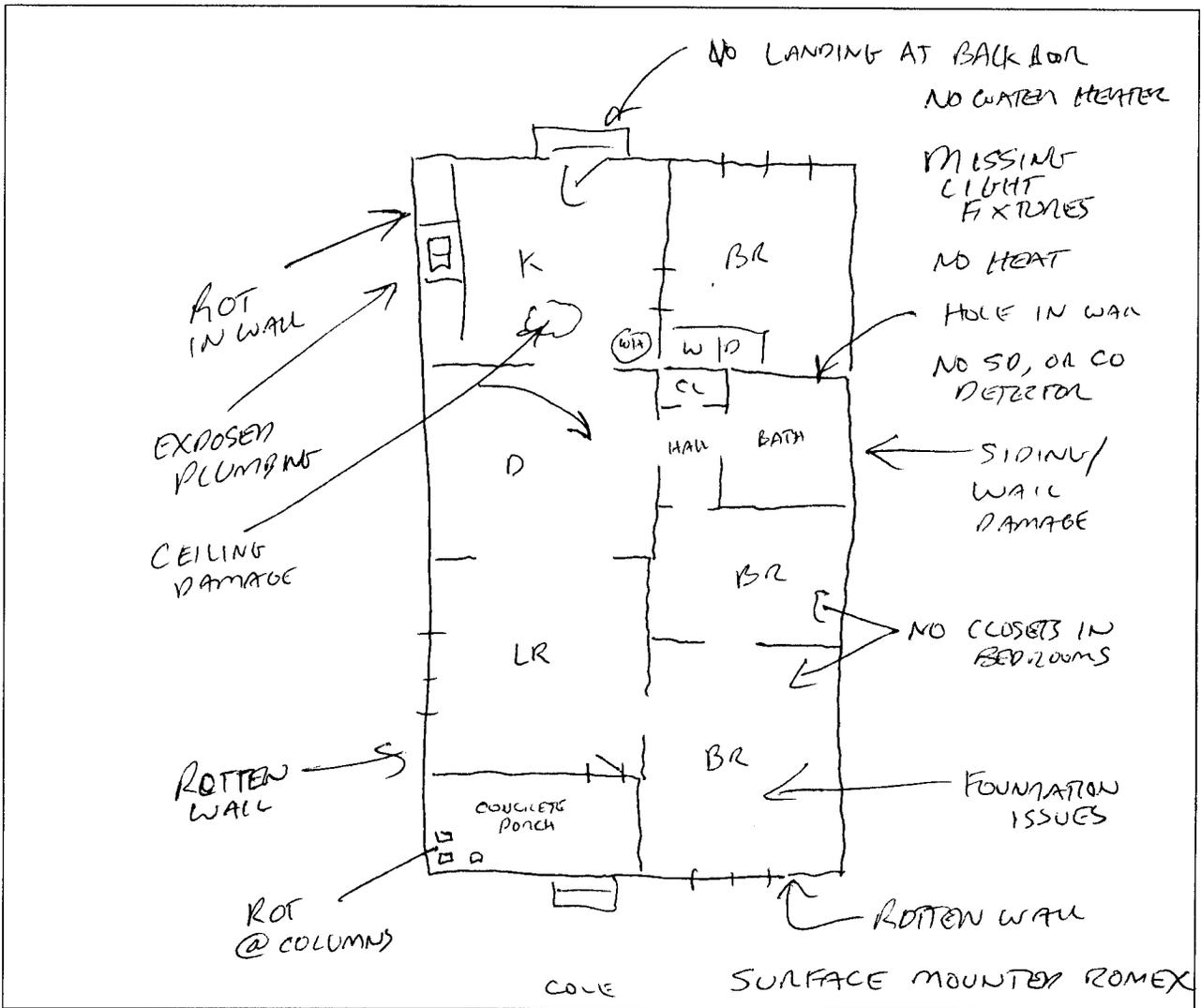
light
 ventilation
 sanitation facilities

Main structure? Accessory structure?

- 08. Injury to persons or damage to property will result because portion, member or appurtenance is likely to fail, become detached or dislodged, or collapse.
Main structure? Accessory structure?
- 09. Unable to give reasonable protection to any occupants from weather elements or danger of collapse because of:
 Holes or cracks in the floor, exterior wall or roof
 Loose, rotten, warped or protruding boards
Main structure? Accessory structure?
- 10. Is manifestly unsafe for the purpose for which it is being used or so as not to give reasonable protection from danger of collapse or fire because of:
 Defective materials
 Structural deterioration
 Interior walls or ceilings with holes, cracks or loose plaster
Main structure? Accessory structure?
- 11. The building, structure, or a part thereof, is unsecured and open.
Main structure? Accessory structure?

COMMENTS: 1940's house and detached storage building, house is mostly box frame construction with surface mounted electrical outlets and switches, no heating system, older electrical system, some rooms do not have any electrical outlets. House has a pier and beam foundation on dried laid blocks/no anchoring. 1. Rotten exterior walls 2. Damaged siding 3. Rotten window sills 4. Porch columns rotten around base (concrete porch). 5. Surface mounted exterior plumbing pipes. 6. rotten rafter ends at roof overhang, 7. Roof finish damage 8. No landing at back door. 9. Missing interior electrical light fixtures 10. Hole in wall behind shower 9. Plumbing not to code for washer area, 10. Missing water heater 10. Unevel/soft floors 11. Sheetrock damage, several rooms are missing portion of sheetrock ceiling finish (roof leaks) 12. No smoke detectors or carbon monoxide detectors 13. Gas outlets for space heaters 14. Storage shed – damaged siding and roof

D. **FLOOR PLAN (if necessary)**



E. **DETERMINATION**

1. It has been determined upon inspection and investigation that the structure is dangerous, unsafe, or a hazard to public health and must be secured and:
- A. Be vacated OR remain unoccupied; and
 - B. Be repaired OR be demolished.
2. It has been determined upon inspection and investigation that the structure is not dangerous, unsafe, or a hazard to public health as defined by the City's Code of Ordinances.

Gregory S. Cox
Signature

GREGORY S. COX
Printed Name

9-10-15
Date



Dangerous Structures Survey Report

Fire Marshal

Case #2131

A. PROPERTY ADDRESS: 818 COLE STREET, URSULINE AVENUE ADDITION, LOT 22 & 23

B. SPECIFICATIONS: No. Rooms _____ No. Stories 1 No. Structures _____

STRUCTURAL USE

CONSTRUCTION

OCCUPANCY

- Residential/Single Family
 Mixed Use
 Commercial
 Residential/Multi Family
 Accessory Structure

- Box
 Frame
 Masonry
 Mobile Home

- Occupied
 Vacant
 Open

C. FINDINGS

01. The structure or a part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety, and welfare.
I estimate that ~~50~~ % of the main structure is considered a loss.
I estimate that % of the accessory structure is considered a loss.
02. The structure or a part thereof has deteriorated to such an extent that it has become dangerous to the public health, safety, and welfare.
Main Structure? Accessory Structure?
03. The structure or a part thereof does not have adequate means of egress as required by the City's building code, and poses a danger in case of fire or panic.
Main Structure? Accessory Structure?
04. The structure or a part thereof lacks necessary fire-resistive construction, and the threat of a fire in the structure poses a risk to inhabitants, neighboring structures, and fire department personnel.
Main Structure? Accessory Structure?
05. Obsolete, damaged, or deteriorated electric wiring, gas connections, heating apparatus, or other mechanical infrastructure present a risk of fire.
Main Structure? Accessory Structure?
06. The proximity of the structure or a part thereof to other structures on this or neighboring properties constitutes a fire hazard for the other structures.
Main Structure? Accessory Structure?
07. The structure or a part thereof is in violation of the City's fire code.
Main Structure? Accessory Structure?

- 08. The building, structure, or a part thereof is being used by criminals, vagrants, or squatters for the purpose of suspected illegal activity.
Main Structure? Accessory Structure?
- 09. The building, structure, or a part thereof presents an attractive nuisance to children.
Main Structure? Accessory Structure?

COMMENTS

unsafe wiring
 Rotten floor beams
 original single wall structure
 siding pulling loose/rotten

D. DETERMINATION

- 1. It has been determined upon inspection and investigation that the structure is dangerous, unsafe, or a hazard to public health and must be secured and:
 - A. Be vacated OR remain unoccupied; and
 - B. Be repaired OR be demolished.
- 2. It has been determined upon inspection and investigation that the structure is not dangerous, unsafe, or a hazard to public health as defined by the City's Code of Ordinances.


FRED TAYLOR / ASM
9.9.15

Signature Printed Name/Title Date